CALGARY RENTAL RATE SURVEY

SEPTEMBER 1983

Alberta
DEPARTMENT OF HOUSING
Policy & Planning Division

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Compiled by

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INTRODUCTION

In order to gain a better insight into the changing rental situation in Calgary, the Department undertook a telephone rental rate survey of both apartment and row housing units in Calgary in June and July 1983. The apartment survey encompassed 28,899 units, about 70% of the estimated 39,225 non-subsidized rental units available in Calgary. The row housing survey encompassed 6,983 rental units, 74% of the estimated 9,451 unsubsidized units available. Subsidized rental units available under provincial or federal government housing programs were not included in the survey.

Information collected from the apartment rental rate survey is found in section I of this report while results of the row housing survey are contained in section II. Each section contains information arranged by the seven zones used by CMHC in their Apartment Vacancy Survey. The apartment section contains information on average rental rates and the range of rent levels found by type of unit and type of structure. Also included is the percentage change in rent levels between April 1982 and June 1983. A lack of historical information on row housing units precludes any comparison to previous rent levels.

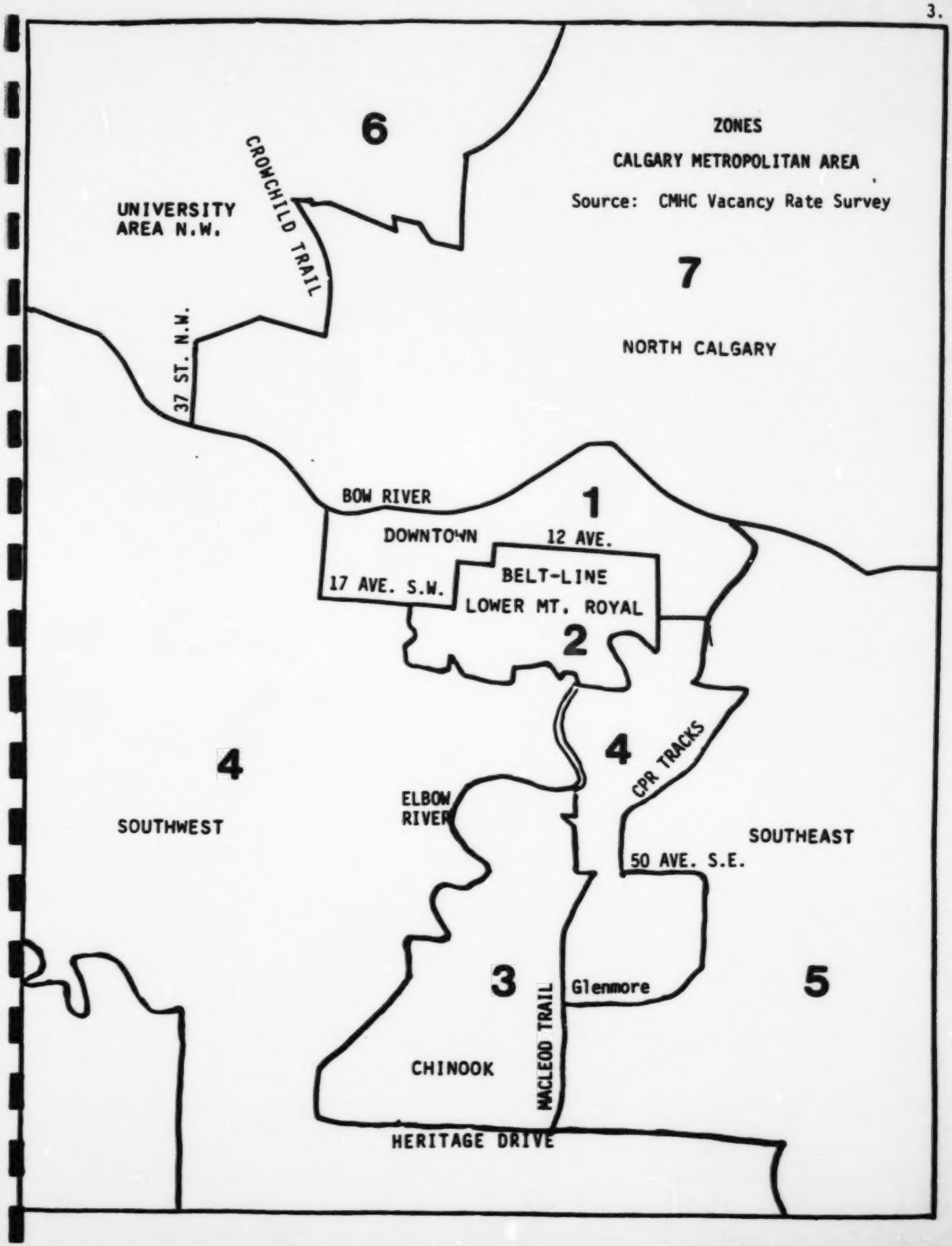
Summary Results

TABLE 1 - APARTMENT RENTAL RATES

Type of Unit	Average Rental Rate June, 1983 $	Rental Range $	% Change from April, 1982
Bachelor	328	130 - 450	-10%
1 Bedroom	425	150 - 1365	-10%
2 Bedrooms	550	210 - 1330	-11%
3+ Bedrooms	593	345 - 1000	-10%

TABLE 2 - ROW UNIT RENTAL RATES

Type of Unit	Average Rental Rate June, 1983	Rental Range
1 Bedroom	456	250 - 695
2 Bedroom	547	350 - 1100
3 Bedroom	597	350 - 1024
4+ Bedroom	689	475 - 735


ZONES
CALGARY METROPOLITAN AREA
Source: CMHC Vacancy Rate Survey
6
UNIVERSITY AREA N.W.
CROWCHILD TRAIL
37 ST. N.W.
7
NORTH CALGARY
BOW RIVER
1
DOWNTOWN
12 AVE.
17 AVE. S.W.
BELT-LINE
LOWER MT. ROYAL
2
4
CPR TRACKS
4
ELBOW RIVER
SOUTHWEST
SOUTHEAST
50 AVE. S.E.
3
Glenmore
5
MACLEOD TRAIL
CHINOOK
HERITAGE DRIVE

S E C T I O N I.

CALGARY

APARTMENT RENTAL RATE SURVEY

JUNE 1983

HIGHLIGHTS

- Overall, rental rates average $328 per month for a bachelor unit, $425 for a one bedroom, $550 for two bedrooms and $593 for large units containing three or more bedrooms.

- Wide fluctuations in rental levels were found in all categories indicating a selection of units available for virtually any income level. In some cases the difference in rental levels exceeded $1000 per month.

- Rental levels decreased in all categories between April 1982 and June 1983 by about 10% on average. Reductions in rental levels varied, but appeared to be more pronounced in lowrise (walk-up apartment) structures.

TABLE 1

CALGARY APARTMENT RENTAL RATE SURVEY JUNE 1983

ZONE 1	Average Rent	Rental Range	% Change in Rental rate Since April, 1982	Estimated Total Number of Unsubsidized Apartment Units
HIGHRISE				
Bach.	$301	$225 - 403	-16%	
1 Bed	$400	$300 - 600	-10%	
2 Bed	$503	$290 - 850	- 9%	
3 Bed +	*	*	*	
TOTAL			-11%	
LOWRISE				
Bach.	$386	$250 - 450	*	
1 Bed	$377	$150 - 495	-12%	
2 Bed	$478	$210 - 658	-11%	
3 Bed +	*	*	*	
TOTAL			- 9%	
TOTAL				
Bach.	$304	$225 - 450	-13%	301
1 Bed	$397	$150 - 600	-10%	2,908
2 Bed	$500	$210 - 850	- 9%	1,523
3 Bed +	$702	$550 - 750	- 4%	25
TOTAL			-10%	4,757

Sample Size: 4,323

Sampling Ratio: 91%

* Confidential and/or unrreliable data

TABLE 2

CALGARY APARTMENT RENTAL RATE SURVEY JUNE 1983

ZONE 2	Average Rent	Rental Range	% Change in Rental rate Since April, 1982	Estimated Total Number of Unsubsidized Apartment Units
HIGHRISE				
Bach.	$338	$225 - 440	- 8%	
1 Bed	$434	$275 - 944	-10%	
2 Bed	$579	$290 - 1,125	- 9%	
3 Bed +	$598	$435 - 750	-12%	
TOTAL			-10%	
LOWRISE				
Bach.	$313	$130 - 450	-13%	
1 Bed	$416	$150 - 1,365	-10%	
2 Bed	$526	$210 - 1,330	-10%	
3 Bed +	$591	$345 - 1,000	-10%	
TOTAL			-10%	
TOTAL				
Bach.	$328	$130 - 450	-10%	1,588
1 Bed	$425	$150 - 1,365	-10%	19,843
2 Bed	$550	$210 - 1,330	-10%	16,815
3 Bed +	$593	$345 - 1,000	-11%	979
TOTAL			-10%	39,225

Sample Size: 28,899

Sampling Ratio: 74%

* Confidential and/or unreliable data

TABLE 3

CALGARY APARTMENT RENTAL RATE SURVEY JUNE 1983

ZONE 3	Average Rent	Rental Range	% Change in Rental rate Since April, 1982	Estimated Total Number of Unsubsidized Apartment Units
HIGHRISE				
Bach.	$383	$325 - 400	- 9%	
1 Bed	$468	$350 - 545	- 9%	
2 Bed	$589	$485 - 835	- 6%	
3 Bed +	-	-	-	
TOTAL			- 8%	
LOWRISE				
Bach.	$353	$230 - 375	-	
1 Bed	$416	$340 - 625	- 9%	
2 Bed	$495	$400 - 750	-13%	
3 Bed +	-	-	-	
TOTAL			-11%	
TOTAL				
Bach.	$367	$230 - 400	- 9%	33
1 Bed	$437	$340 - 625	-10%	1,275
2 Bed	$537	$400 - 835	-11%	1,240
3 Bed +	-	-	-	25
TOTAL			-10%	2,573

Sample Size: 2,023

Sampling Ratio: 79%

* Confidential and/or unreliable data

TABLE 4

CALGARY APARTMENT RENTAL RATE JUNE 1983

ZONE 4	Average Rent	Rental Range	% Change in Rental rate Since April, 1982	Estimated Total Number of Unsubsidized Apartment Units
HIGHRISE				
Bach.	-	-	-	
1 Bed	$515	$360 - 775	- 2%	
2 Bed	$656	$495 - 970	+ 4%	
3 Bed +	*	*	*	
TOTAL			+ 4%	
LOWRISE				
Bach.	$309	$210 - 442	-20%	
1 Bed	$464	$225 - 1,365	- 6%	
2 Bed	$552	$325 - 1,330	- 8%	
3 Bed +	$630	$477 - 780	- 4%	
TOTAL			- 8%	
TOTAL				
Bach.	$309	$210 - 442	-20%	162
1 Bed	$475	$225 - 1,365	- 5%	3,183
2 Bed	$574	$325 - 1,330	- 4%	3,221
3 Bed +	$629	$477 - 780	- 5%	160
TOTAL			- 5%	6,726

Sample Size: 5,033

Sampling Ratio: 75%

* **Confidential and/or unreliable data**

TABLE 5

CALGARY APARTMENT RENTAL RATE SURVEY JUNE 1983

ZONE 5	Average Rent	Rental Range	% Change in Rental rate Since April, 1982	Estimated Total Number of Unsubsidized Apartment Units
HIGHRISE				
Bach.	-	-	-	
1 Bed	*	*	*	
2 Bed	*	*	- 6%	
3 Bed +	-	-	-	
TOTAL			- 5%	
LOWRISE				
Bach.	-	-	-	
1 Bed	$450	$275 - 600	-11%	
2 Bed	$559	$430 - 770	- 7%	
3 Bed +	$564	$520 - 600	-16%	
TOTAL			- 9%	
TOTAL				
Bach.	-	-	-	21
1 Bed	$450	$275 - 600	- 9%	542
2 Bed	$556	$430 - 770	- 6%	982
3 Bed +	$564	$520 - 600	-16%	144
TOTAL			- 8%	1,689

Sample Size: 1,166

Sampling Ratio: 69%

* Confidential and/or unreliable data

TABLE 6

CALGARY APARTMENT RENTAL RATE SURVEY JUNE 1983

ZONE 6	Average Rent	Rental Range	% Change in Rental rate Since April, 1982	Estimated Total Number of Unsubsidized Apartment Units
HIGHRISE				
Bach.	-	-	-	
1 Bed	$512	$400 - 944	- 4%	
2 Bed	$667	$520 - 1,125	- 4%	
3 Bed +	*	*	-11%	
TOTAL			- 4%	
LOWRISE				
Bach.	$360	$280 - 425	- 1%	
1 Bed	$430	$295 - 488	- 4%	
2 Bed	$509	$335 - 595	+ 1%	
3 Bed +	$561	*	-11%	
TOTAL			- 1%	
TOTAL				
Bach.	$360	$280 - 425	- 1%	26
1 Bed	$461	$295 - 944	- 8%	1,190
2 Bed	$583	$335 - 1,125	- 8%	1,781
3 Bed +	$583	$500 - 618	-13%	149
TOTAL			- 8%	3,146

Sample Size: 3,006

Sampling Ratio: 96%

* Confidential and/or unreliable data

TABLE 7

CALGARY APARTMENT RENTAL RATE SURVEY JUNE 1983

ZONE 7	Average Rent	Rental Range	% Change in Rental rate Since April, 1982	Estimated Total Number of Unsubsidized Apartment Units
HIGHRISE				
Bach.	*	*	*	
1 Bed	$418	$350 - 590	- 7%	
2 Bed	$545	$405 - 765	+ 7%	
3 Bed +	*	*	*	
TOTAL			- 3%	
LOWRISE				
Bach.	$303	$170 - 400	*	
1 Bed	$407	$225 - 565	- 6%	
2 Bed	$519	$290 - 1,058	-13%	
3 Bed +	$586	$345 - 1,000	*	
TOTAL			- 9%	
TOTAL				
Bach.	$302	$170 - 400	-12%	157
1 Bed	$409	$225 - 590	- 6%	3,841
2 Bed	$521	$290 - 1,058	-11%	3,266
3 Bed +	$584	$345 - 1,000	*	384
TOTAL			- 8%	7,648

Sample Size: 5,172

Sampling Ratio: 68%

* Confidential and/or unreliable data

TABLE 8

TOTALS

CALGARY APARTMENT RENTAL RATE SURVEY JUNE 1983

	Average Rent	Rental Range	% Change in Rental rate Since April, 1982	Estimated Total Number of Unsubsidized Apartment Units
HIGHRISE				
Bach.	$338	$225 - 440	- 8%	
1 Bed	$434	$275 - 944	-10%	
2 Bed	$579	$290 - 1,125	- 9%	
3 Bed +	$598	$435 - 750	-12%	
TOTAL			-10%	
LOWRISE				
Bach.	$313	$130 - 450	-13%	
1 Bed	$416	$150 - 1,365	-10%	
2 Bed	$526	$210 - 1,330	-10%	
3 Bed +	$591	$345 - 1,000	-10%	
TOTAL			-10%	
TOTAL				
Bach.	$328	$130 - 450	-10%	1,588
1 Bed	$425	$150 - 1,365	-10%	19,843
2 Bed	$550	$210 - 1,330	-10%	16,815
3 Bed +	$593	$345 - 1,000	-11%	979
TOTAL			-10%	39,225

Sample Size: 28,899

Sampling Ratio: 74%

* Confidential and/or unreliable data

SECTION II

CALGARY

ROW HOUSING RENTAL RATE SURVEY

JULY 1983

HIGHLIGHTS

- Average rental rates for one bedroom row units were $456 per month, $547 for two bedrooms, $597 for three bedrooms and $689 for units having four or more bedrooms.

- Wide fluctuations in rental levels were found in all categories. In two and three bedroom units differences in rental levels exceeded $650 per month.

- NOTE: Lack of historical information prevented any comparison to previous rental levels.

TABLE 1

CALGARY ROW HOUSING RENTAL RATE SURVEY JULY 1983

BY ZONE

ZONE 1 & 2	Average Rent	Rental Range
Bach.	-	-
1 Bed	*	*
2 Bed	*	*
3 Bed	-	-
4 Bed +	-	-
TOTAL	$632	

ZONE 3		
Bach.	-	-
1 Bed	*	*
2 Bed	$455	$355 - 650
3 Bed	$589	$425 - 700
4 Bed +	-	-
TOTAL	$561	

ZONE 4		
Bach.	*	*
1 Bed	$469	$300 - 695
2 Bed	$554	$400 - 1,074
3 Bed	$627	$350 - 1,024
4 Bed +	$691	$590 - 735
TOTAL	$586	

* Confidential and/or unreliable data

TABLE 2

TOTALS

CALGARY ROW HOUSING RENTAL RATE SURVEY JULY 1983

Calgary Total	Average Rent	Rental Range	Total Number of Unsubsidized Row Units
Bach.	*	*	
1 Bed	$456	$250 - 695	
2 Bed	$547	$350 - 1,100	
3 Bed	$597	$350 - 1,024	
4 Bed +	$689	$475 - 735	
TOTAL	$571		9,451

Sample Size: 6,983

Sampling Ratio: 74%

* Confidential and/or unreliable data

TABLE 1 (Continued)

CALGARY ROW HOUSING RENTAL RATE SURVEY JULY 1983

BY ZONE

ZONE 5	Average Rent	Rental Range
Bach.	-	-
1 Bed	*	*
2 Bed	$529	$475 - 690
3 Bed	$581	$495 - 745
4 Bed +	*	*
TOTAL	$564	

ZONE 6		
Bach.	-	-
1 Bed	-	-
2 Bed	$593	$450 - 1,100
3 Bed	$604	$525 - 750
4 Bed +	-	-
TOTAL	$597	

ZONE 7		
Bach.	*	*
1 Bed	$406	$250 - 525
2 Bed	$515	$350 - 725
3 Bed	$577	$415 - 750
4 Bed +	*	*
TOTAL	$547	

* Confidential and/or unreliable data

TABLE 2

TOTALS

CALGARY ROW HOUSING RENTAL RATE SURVEY JULY 1983

Calgary Total	Average Rent	Rental Range	Total Number of Unsubsidized Row Units
Bach.	*	*	
1 Bed	$456	$250 - 695	
2 Bed	$547	$350 - 1,100	
3 Bed	$597	$350 - 1,024	
4 Bed +	$689	$475 - 735	
TOTAL	$571		9,451

Sample Size: 6,983

Sampling Ratio: 74%

* Confidential and/or unreliable data